GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VMRDA - Planning - VSKP – Bheemunipatnam DC Zone – Proposed Realignment of Part of the proposed 24.00 Mts wide Sanctioned Master Plan Road-2041 from Sy.No.62/P, 65/P, 73/P, 72/P, 74/P & 87/P of Kothavalasa(V), Bheemunipatnam(M) to Sy.No.62/P, 65/P, 73/P & 87/P of Kothavalasa(V), Bheemunipatnam (M), Visakhapatnam District – Proposal submitted - Draft Variation Notification – Confirmation - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 79 **Dated: 12-05-2025**

Read the following:

1. From the Metropolitan Commissioner, VMRDA, Visakhapatnam, Rc.No.11025(37)/130/2024 (e-2612855), dt:20.12.2024.
2. Govt.Memo.No.2714917/M2/2025, dated.10.03.2025.
3. Gazette No.962, dated.10.03.2025 published in Part-I of Andhra Pradesh Gazette.
4. From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11025/37/130/2024, (e-2612855), dated.24.04.2025.

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O R D E R:

The Draft Variation to the land use envisaged in the Visakhapatnam Metropolitan Region Master plan of Visakhapatnam issued in the Government Memo., 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.962, Part-I, dated.10.03.2025. In the letter 4th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the general public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:12.05.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan
Region Development Authority, Visakhapatnam

(P.T.O)

Copy To:

The District Collector, Visakhapatnam District.
The Director of Translations, Vijayawada(With a request to translate into telugu and retransmit the same)
SF/SC.

// FORWARDED::BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Zonal Development Plan & Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is proposed in exercise of the powers conferred by sub-sections (1) & (2) of section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 read with Section 15, sub-section (3),(4) &(5) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The Proposed Realignment of Part of Proposed 24m Master Plan Road from Sy.Nos.62/P, 65/P, 73/P, 72/P, 74/P & 87/P of Kothavalasa (V), Bheemunipatnam (M), Visakhapatnam District (A-B as shown in the Variation Plan) to Sy.Nos.62/P, 65/P, 73/P & 87/P of Kothavalasa (V), Bheemunipatnam (M), Visakhapatnam District (1-2 as shown in the Variation Plan) and also Proposed for Change of land use from the said deleted Road portion area to Mixed Use Zone-2(BAIA), since the subject road alignment affects the buildings in the weaker section layout situated at Sy.No.73/P of Kothavalasa. The boundaries of which are given in the schedule below which was earmarked as the Proposed 24 Mts Road in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136 MA&UD Dept., dated.08-11-2021 is now designated to be re-aligned from "A-B" to "1-2" shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions:

1. The applicant shall obtain prior technical clearance from the competent authority before commencement of any development activity at the site under reference.

2. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

(Contd....3)

3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.

4. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

7. Any other conditions as may be imposed by the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Sy.Nos.73/P of Kothavalasa(V), Bheemunipatnam(M), Visakhapatnam District.

East : Sy.Nos.73/P of Kothavalasa(V), Bheemunipatnam(M), Visakhapatnam District.

South: Sy.Nos.65/P, 73/P, 87/P of Kothavalasa(V), Bheemunipatnam(M), Visakhapatnam District.

West : Sy.Nos.62/P of Kothavalasa(V), Bheemunipatnam(M), Visakhapatnam District.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER